



Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

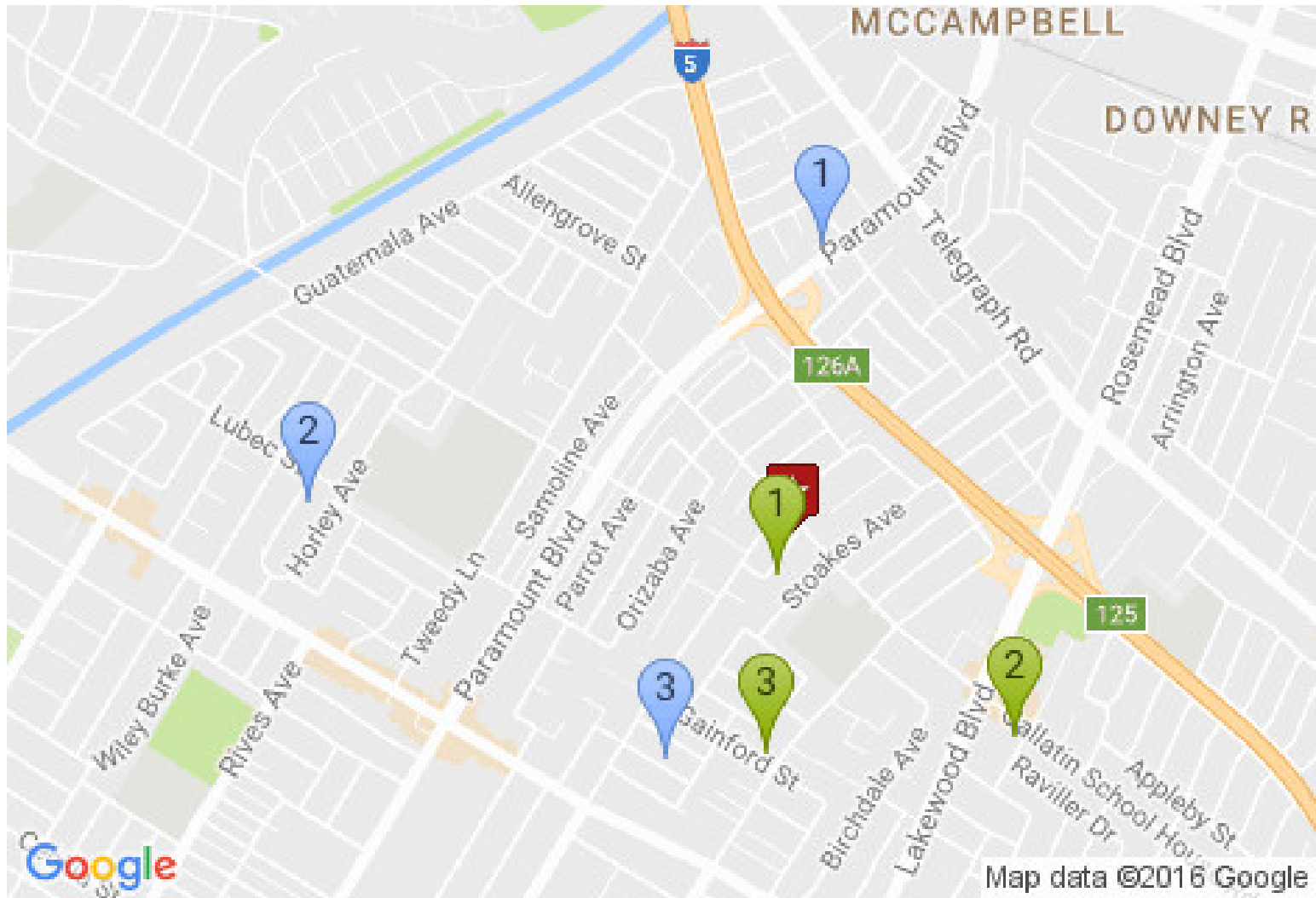
Property Address:	9354 Stamps Ave	Vendor ID:	4065404
City, State, Zip:	Downey, CA 90240	Deal Name:	
Loan Number:	9354STAMPS	Inspection Date:	10/11/2016
2nd Loan / Client #:		Subject APN:	6362-006-014

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$1,800	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	Your Home Real Estate	List Broker Contact #	(562) 382-1938	Initial List Price	\$575,000
				Initial List Date	1/14/2016	Current List Price	\$575,000
				DOM / CDOM	348 / 272	Sale Price:	
Is the Subject Listing Currently Pending?	Yes	Date of Contract	5/10/2016	CDOM to Contract	117	Sale Date:	

Subject Property Comments / External Influences
This property appears to be in good condition as well as the properties that are located around it.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	9354 Stamps Ave Downey, CA 90240	9346 Stamps Ave Downey, CA 90240	9509 Arrington Ave Downey, CA 90240	8443 Gainford St Downey, CA 90240	8619 Paramount Blvd Downey, CA 90240	9824 Richeon Ave Downey, CA 90240	8352 Otto St Downey, CA 90240
Proximity		0.02 Miles	0.50 Miles	0.30 Miles	0.60 Miles	0.83 Miles	0.45 Miles
Sale/List Price		\$550,000	\$625,000	\$610,000	\$539,900	\$645,000	\$638,000
Sale Date		6/23/2016	9/9/2016	8/25/2016			
Price Per Sq.ft.	\$295.04	\$336.80	\$284.22	\$396.62	\$275.74	\$357.34	\$375.07
Initial List Price	\$575,000	\$539,900	\$670,000	\$615,000	\$589,000	\$645,000	\$638,000
Initial List Date	1/14/2016	4/22/2016	5/19/2016	6/10/2016	2/23/2016	9/15/2016	8/17/2016
Current/Final List	\$575,000	\$539,900	\$670,000	\$615,000	\$539,900	\$645,000	\$638,000
DOM/CDOM	348 / 272	63 / 63	113 / 113	39 / 39	231 / 231	26 / 26	5 / 5
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	None	None	None	None	None	None
Living Area	1915	1633	2199	1538	1958	1805	1701
#Rooms/Bed/Bath 1	5 / 2 / 1.0	5 / 2 / 2.0	6 / 3 / 2.0	7 / 3 / 2.0	5 / 3 / 2.0	6 / 3 / 3.0	6 / 4 / 2.0
Year Built	1951	1951	1956	1951	1950	1950	1950
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.18ac	0.24ac	0.18ac	0.20ac	0.22ac	0.13ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / No / No	No / No / No	No / No / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	No
Garage	2 Detached	2 Detached	2 Attached	2 Detached	2 Detached	2 Detached	2 Detached
Other Features	Fence /Fenced Yard	None	None	None	None	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	N/a	N/a	N/a	N/a	N/a	N/a	N/a
School District	Downey	Downey Unified	Downey Unified	Downey Unified	Downey Unified	Downey Unified	Downey Unified
Data Source - ID	County Tax - DW16098788	MLS - DW16084687	MLS - IG16106814	MLS - DW16125595	MLS - DW16037689	MLS - DW16703675	MLS - IG16181689

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$565,000	\$565,000	\$125,000
Recommended List Price	\$565,000	\$565,000	
Recommended Sales Strategy:	<input checked="" type="checkbox"/> As - Is <input type="checkbox"/> Repaired		



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	9354 Stamps Ave	Downey	2	1	0.17ac		1951		
1	9346 Stamps Ave	Downey	2	2	0.18ac	6/23/2016	1951	\$550,000	0.02 Miles
2	9509 Arrington Ave	Downey	3	2	0.24ac	9/9/2016	1956	\$625,000	0.50 Miles
3	8443 Gainford St	Downey	3	2	0.18ac	8/25/2016	1951	\$610,000	0.30 Miles
1	8619 Paramount Blvd	Downey	3	2	0.20ac	2/23/2016	1950	\$539,900	0.60 Miles
2	9824 Richeon Ave	Downey	3	3	0.22ac	9/15/2016	1950	\$645,000	0.83 Miles
3	8352 Otto St	Downey	4	2	0.13ac	8/17/2016	1950	\$638,000	0.45 Miles

Neighborhood Data:

Location Type: <input type="text" value="Urban"/>	Market Trend: <input type="text" value="Appreciating"/>	Economic Trend: <input type="text" value="Stable"/>	Neighborhood Trend: <input type="text" value="Stable"/>
Housing Supply: <input type="text" value="Stable"/>	Crime/Vandalism: <input type="text" value="Low Risk"/>	REO Driven? <input type="text" value="No"/>	Avg Age of Home: <input type="text" value="65"/>
Neighborhood Pride of Ownership: <input type="text" value="Good"/>		Avg Marketing Time of Comparable Listings: <input type="text" value="Under 3 Mos."/>	
Price Range: <input type="text" value="\$539,900"/> to <input type="text" value="\$645,000"/>	Median Price: <input type="text" value="\$601,000"/>	Predominate Value: <input type="text" value="\$590,000"/>	Average DOM: <input type="text" value="80"/>
Number of units for rent: <input type="text"/>		Number of units in complex for sale: <input type="text"/>	

Negative Neighborhood Factors that will detract from the subject:

Neighborhood Comments:

Marketability of Subject:

Most Likely Buyer: Types of Financing the Subject will NOT qualify for:

Will this be a problem for resale? If yes, please explain:

Comparables:

Sale 1 Comments	Refinished hardwood floors. Living room with fireplace and open beam ceilings. Light and bright step down family room has tongue and groove wood beam ceilings, separate fireplace and plantation shutters.
Sale 2 Comments	Ranch Style 3 Bedrooms, 2 Baths + 2 Enclosed Sun Rooms and a Utility Room. 2199 Sq/Ft, 10,432 Sq/Ft Lot with Endless Possibilities!! Driveway is Approximately 170 Ft with 100 Ft+ of Gated RV Parking and a 2 Car Attached Garage with a Carport
Sale 3 Comments	Centrally located, you have the 5, 605, 710, and 105 freeway, living room opening up to the dinning room and kitchen, 3 bedrooms and 2 full baths.
List 1 Comments	3 BED AND 2 BATHS WITH A SPACIOUS DEN/FAMILY ROOM WITH A FIREPLACE. NEW CENTRAL AIR AND HEATING UNIT. YOUR CLIENTS WE LOVE THIS LOVELY HOME. TOO MANY EXTRAS TO MENTION ALL
List 2 Comments	3-bedroom 3-bath house near Downey Orange Estates, need of some TLC. Two fireplaces. Two car garage and carport attached to the house. Large back yard.
List 3 Comments	4 bedrooms 2 bathrooms, spacious master suite and bath with jacuzzi tub and shower, 2 large sliding door closets with plenty of room, vaulted ceilings in master bedroom. Dark laminate floors.

Comments:

Service Provider Comments:

Subject is occupied, there is no accumulated mail or newspapers and there are two motor vehicles parked in the driveway. When gathering the sold comps that were within the permitted parameters, I had to extend the search to 0.6 mile radius in other to stay within the 20% +/- GLA and that the selected comps would all be in the same side of the FWY of the subject property. For the active comps, I saw the need to go even farther, because the lack of comps within the 0.5 mile radius from the subject. In order to select comps that were active within the last 4 months and 20% +/- GLA, I had to extend the search to 1 miles from the subject property. The adjustments needed were -\$2000 because of the room difference +\$17000 because of the GLA difference. Adjusted comp value = \$565000.00

Vendor Comments:

Service Provider
Signature

/s/ John Jones

Service Provider
Company

Elite REO Services

BPO Effective Date

10/12/2016

Service Provider Lic.
Num.

01318149

RepairsRecommended Repairs would bring the subject to:

Internal Repairs		Comment	Total
Paint	0		\$0
Walls/Ceiling	0		\$0
Carpet/Floors	0		\$0
Cabinets/Countertops	0		\$0
Plumbing	0		\$0
Electrical	0		\$0
Heating/AC	0		\$0
Appliances	0		\$0
Doors/Trim	0		\$0
Cleaning	0		\$0
Other	0		\$0
Internal Repair Total:			\$0
External Repairs		Comment	Total
Roof	0		\$0
Siding/Trim	0		\$0
Structural	0		\$0
Windows/Doors	0		\$0
Paint	0		\$0
Foundation	0		\$0
Garage	0		\$0
Landscaping	0		\$0
Fence	0		\$0
Other	0		\$0
External Repair Total:			\$0
Repair Total:			\$0

10 12 2016



Subject Front

**9354 Stamps Ave
Downey, CA 90240**

10 12 2016



Address

10 12 2016



Side

10 12 2016



Side

10 12 2016



Street

10 12 2016



Street

10 12 2016



Street

10 12 2016



Damage Photo

10 12 2016



Other

10 12 2016



View across street



Comparable Sale #1

9346 Stamps Ave
Downey, CA 90240
Sale Date: 6/23/2016
Sale Price: \$550,000



Comparable Sale #2

9509 Arrington Ave
Downey, CA 90240
Sale Date: 9/9/2016
Sale Price: \$625,000



Comparable Sale #3

8443 Gainford St
Downey, CA 90240
Sale Date: 8/25/2016
Sale Price: \$610,000



Comparable Listing #1

8619 Paramount Blvd
Downey, CA 90240
Current List: \$539,900



Comparable Listing #2

9824 Richeon Ave
Downey, CA 90240
Current List: \$645,000



Comparable Listing #3

8352 Otto St
Downey, CA 90240
Current List: \$638,000

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